

| Comprehensive Plan Category | Implementation - Zoning District |
|------------------------------------|---|
| Single Family Residential | R-1 (Single Family Residential) |
| Mixed Residential | R-2 (Mixed Residential) |
| Multi-Family Residential | R-3 (Multi-Family Residential) |
| Neighborhood Center | M-1 (Neighborhood Center) |
| Community Center | M-2 (Community Center) |
| Central Business District | M-3 (Central Business District) |
| Community Commercial | C-1 (Community Commercial) |
| Freeway Commercial | C-2 (Freeway Commercial) |
| Light Industrial | I (Light Industrial) |
| Public / Semi-Public Institutional | P (Public / Semi-Public Institutional) |
| Open Space / Recreation | O (Open Space / Recreation) |
| Aesthetic Corridors / Boulevards | Aesthetic Corridors / Boulevards Overlay |

Types of Uses

- **Permitted Uses (P):** Permitted uses are designated in matrix (10-2A-4) with the letter “P”. These uses may occur without special action by the Hearing Body, subject to development standards of the zone in which it is located, and other applicable portions of this Code.
- **Limited Uses (L):** Limited uses are designated in matrix (10-2A-4) with the letter “L”. These uses are allowed if they comply with the development standards of the zone in which it is located, and other applicable portions of this Code, including meeting the requirements for the necessary permits or approvals. These uses include accessory uses, temporary uses, home occupations, special uses, etc.
- **Conditional Uses (CU):** Conditional uses are designated in matrix (10-2A-4) with the letters “CU”. Conditional uses are permitted to locate only after a public hearing and the decision to grant a permit (conditional use permit) imposing such performance standards as will make the use compatible with other permitted uses in the same vicinity and zone and ensure against excessive interference with other permitted uses or imposing excessive demands upon public utilities and facilities as determined by the Hearing Body. Conditional use permits require a public hearing before the Hearing Examiner.
- **Not Permitted (N):** Uses designated in matrix (10-2A-4) with the letter “N” are not permitted. All uses not specifically authorized by this Code are prohibited.
- **Use Determinations:** It is recognized that all possible uses and variations of uses cannot be reasonably listed in a use matrix. The Director may classify uses not specifically addressed in the matrix consistent with similar uses. Classifications shall also be consistent with Comprehensive Plan policies.
- **Essential Public Facilities (EPF's):** Facilities that may have statewide or regional/countywide significance are listed in the Facilities and Uses column as EPF and shall additionally be evaluated to determine applicability with the “Spokane County Regional Siting Process for Essential Public Facilities”, as amended.

Zoning Districts Matrix

| Facilities and Uses | R-1 | R-2 | R-3 | M-1 | M-2 | M-3 | C-1 | C-2 | I | P | O |
|--|-----|-----|-----|-----|------------|-----|-----|-----|----|---|---|
| Agriculture (actively farmed) | N | N | N | N | L [GD1] | N | N | N | N | N | N |
| Agricultural product / craft sales stand (Farmer's market) | N | N | N | L | L | L | L | L | L | L | L |
| Church / religious institution | P | P | P | P | P | P | P | P | P | N | N |
| Funeral home / mortuary | N | N | N | N | N | N | P | N | N | N | N |
| Home occupation | L | L | L | L | L | L | N | N | N | N | N |
| Hospital - EPF | N | N | N | N | PN | N | P | P | PN | N | N |
| Large-scale retail establishments | N | N | N | N | L | L | N | L | N | N | N |
| Marijuana Producer | N | N | N | N | LN | N | N | N | N | N | N |
| Mobile sales / concessions | L | L | L | L | L | L | L | L | L | L | L |
| Parking structure | N | N | L | L | L | L | L | L | L | N | N |
| Planned unit development (PUD) | P | P | P | P | P | P | P | P | P | N | N |
| Public assembly | L | L | L | L | L | L | L | L | L | L | L |
| Seasonal &and special events | L | L | L | L | L | L | L | L | L | L | L |
| Temporary construction / sales office | L | L | L | L | L | L | L | L | L | L | L |
| Tower | N | N | N | N | N | N | L | N | L | N | N |
| Tower, private | L | L | L | L | L | L | L | L | L | N | N |
| Animal related | | | | | | | | | | | |
| Animal health services / veterinarian - domestic animals | N | N | N | L | L | L | L | L | N | N | N |
| Animal shelter / kennel | N | N | N | N | N | N | N | N | L | L | N |
| Animal/ wildlife rehabilitation facility | N | N | N | N | N | N | N | N | N | N | N |
| Dangerous animal / livestock keeping | N | N | N | N | N | N | N | N | N | N | N |
| Automobile, etc. oriented | | | | | | | | | | | |
| Automobile, manufactured home, recreational vehicle, trailer, & boat -sales | N | N | N | N | N | N | N | P | N | N | N |
| Automobile parts sales (retail) | N | N | N | N | L | L | P | P | P | N | N |
| Automobile parts sales (wholesale) | N | N | N | N | N | N | N | N | P | N | N |
| Automobile, recreational vehicle, trailer, truck, &and taxi - rentals | N | N | N | N | N | N | N | P | N | N | N |
| Automobile / truck repair or maintenance (service station) | N | N | N | N | N | N | L | L | P | N | N |
| Automobile impound yard | N | N | N | N | N | N | N | N | N | P | N |
| Automobile wrecking / recycling, junk &and salvage yards | N | N | N | N | N | N | N | N | N | N | N |
| Boat, recreational vehicle, & trailer - construction, repair, parts sales, &and maintenance | N | N | N | N | N | N | N | L | P | N | N |

| | | | | | | | | | | | |
|--|------------|------------|---------------|------------|------------|------------|------------|---------------|----------------|----------|----------------|
| Car wash (automatic or self-service) | N | N | N | N | N | N | P | P | P | N | N |
| Gas station / convenience store | N | N | N | N | N | L | L | L | N | N | N |
| Facilities and Uses | R-1 | R-2 | R-3 | M-1 | M-2 | M-3 | C-1 | C-2 | I | P | O |
| Child day-care | | | | | | | | | | | |
| Family child day-care home (5 or fewer children) | P | P | P | P | P | P | N | N | N | N | N |
| Family child day-care home (6 to 12 children) | P | P | P | P | P | P | N | N | N | N | N |
| Child day-care center | CU | P | P | P | P | P | P | P | L | P | N |
| Child day-care center (in a church or a school) | L | P | P | P | P | P | P | NP | NL | L | N |
| Community recreation and facilities | | | | | | | | | | | |
| Athletic club / exercise facility / gym | N | N | N | P | P | P | P | P | NP | N | L |
| Community center / hall / club | L | P | P | P | P | P | P | P | N | P | L |
| Golf course | N | N | N | N | N | N | N | N | N | N | P |
| Parks <u>&and</u> recreation | P | P | P | P | P | P | P | P | P | P | P |
| Participant <u>&and</u> spectator sports facilities | N | N | LN | L | L | N | P | P | P | N | L |
| Recreational vehicle park / campground | N | N | N | N | N | N | N | N | CUN | N | CUN |
| Dining, personal services, entertainment, lodging, and retail (excluding automobile oriented) | | | | | | | | | | | |
| Adult entertainment establishment | N | N | N | N | N | N | CU | N | N | N | N |
| Adult retail use establishment | N | N | N | N | N | N | CU | N | N | N | N |
| Banks / financial institutions (without drive-thru) | N | N | N | P | P | P | P | P | P | N | N |
| Banks / financial institutions (with drive-thru) | N | N | N | L | L | L | P | P | LP | N | N |
| Bed and breakfast inn | CU | CU | CU | CU | CU | CU | N | N | N | N | N |
| Building supply / hardware - sales (inside sales <u>&and</u> storage) | N | N | N | P | P | P | P | P | N | N | N |
| Building supply / hardware - sales (outside sales <u>&and</u> storage) | N | N | N | N | N | N | N | P | P | N | N |
| Commercial laundromat <u>&and</u> dry cleaning facility (without drive-thru) | N | N | N | P | P | P | P | P | N | N | N |
| Commercial laundromat <u>&and</u> dry cleaning facility (with drive-thru) | N | N | N | L | L | L | P | P | N | N | N |
| Cultural center, library, museum | N | P | P | P | P | P | N | N | N | P | N |
| Espresso stand | N | N | N | N | N | N | L | N | N | N | N |
| General retail | N | N | N | P | P | P | P | P | L | N | L |
| Grocery store | N | N | N | P | P | P | P | P | N | N | N |
| Hotel, motel, inn | N | N | N | P | P | P | P | P | N | N | N |
| Landscape supply, greenhouse, or commercial nursery | N | N | N | N | P | N | P | P | P | N | N |

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|---|------------|------------|------------|-------------------|------------|------------|------------|------------|------------|------------|----------|
| Marijuana <u>R</u> etailer | N | N | N | N | <u>CUN</u> | <u>CUN</u> | <u>LN</u> | <u>LN</u> | N | N | N |
| Personal care services such as barber shops, hair and nail salons, tanning salons, etc. | N | N | N | P | P | P | P | P | N | N | N |
| Pharmacy (without drive-thru) | N | N | N | P | P | P | P | P | N | N | N |
| Facilities and Uses | R-1 | R-2 | R-3 | M-1 | M-2 | M-3 | C-1 | C-2 | I | P | O |
| Dining, personal services, entertainment, lodging, and retail (excluding automobile oriented), continued | | | | | | | | | | | |
| Pharmacy (with drive-thru) | N | N | N | L | L | L | P | P | N | N | N |
| Printing, reprographics, bookbinding, <u>&</u> and graphic services | N | N | N | P | P | P | P | P | P | N | N |
| Restaurant, cafe, deli, or ice cream parlor (without drive-thru) | N | N | N | P | P | P | P | P | L | N | L |
| Restaurant, cafe, deli, or ice cream parlor (with drive-thru) | N | N | N | L | L | L | P | P | N | N | N |
| Sports <u>B</u> ar | N | N | N | N | <u>CUL</u> | <u>CUL</u> | P | P | N | N | N |
| Tavern / pub / liquor store | N | N | N | N | <u>CUL</u> | <u>CUL</u> | P | P | N | N | L |
| <u>Theater</u> -motion picture | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>P</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> |
| Theater <u>-(motion picture or performing arts)</u> | N | N | N | P | P | P | P | P | <u>NL</u> | N | L |
| Winery / <u>M</u> icrobrew | N | N | N | N | P | P | P | P | P | N | N |
| Government / civic offices and facilities | | | | | | | | | | | |
| Detention facility - EPF | N | N | N | N | N | N | N | N | <u>CUN</u> | CU | N |
| Maintenance / public works facility | N | N | N | N | P | P | N | N | P | P | L |
| Municipal <u>O</u> ffices / <u>F</u> acilities | N | N | P | P | P | P | P | P | P | P | N |
| Post office | N | N | N | <u>L</u> [GD2] | L | L | N | N | N | P | N |
| Prison / correctional facility - EPF | N | N | N | N | N | N | N | N | <u>CUN</u> | <u>NCU</u> | N |
| Public transit facilities - EPF | P | P | P | P | P | P | P | P | P | P | N |
| Schools - public / private | | | | | | | | | | | |
| Nursery / pre-school | P | P | P | P | P | P | N | N | N | P | N |
| Elementary school | P | P | P | P | P | N | N | N | N | P | N |
| Middle school / <u>J</u> unior <u>H</u> igh | N | P | P | P | P | N | N | N | N | P | N |
| High school | N | N | P | N | P | N | N | N | N | P | N |
| College or university - EPF | N | N | P | N | P | N | N | N | N | P | N |
| Specialized / vocational / trade school | N | N | P | N | P | P | N | N | P | P | N |
| Housing | | | | | | | | | | | |
| Accessory caretaker's residence | N | N | N | N | N | N | N | L | L | N | L |
| Accessory dwelling unit (ADU), attached or detached | L | L | L | L | L | L | N | N | N | N | N |
| Dwelling, multi-family | N | L | L | L | L | L | N | N | N | N | N |

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|--|------------|------------|------------|----------------|----------------|----------------|----------------|----------------|-----------------|----------|----------|
| Dwelling, multi-family (greater than 30 units per net acre) | N | N | CU | N | L | N | N | N | N | N | N |
| Dwelling, single family | P | P | P | N | N | N | N | N | N | N | N |
| Dwelling, single family attached townhome | L | L | L | L | L | L | N | N | N | N | N |
| Dwelling, two-family duplex | N | L | L | N | N | N | N | N | N | N | N |
| Manufactured homes (on individual lots) | L | L | L | N | N | N | N | N | N | N | N |
| Manufactured home park | N | L | L | N | N | N | N | N | N | N | N |
| Facilities and Uses | R-1 | R-2 | R-3 | M-1 | M-2 | M-3 | C-1 | C-2 | I | P | O |
| Housing, continued | | | | | | | | | | | |
| Specialty housing (independent senior, assisted living, nursing home, convalescent home, Alzheimer's facilities) | N | L | L | L | L | L | L | N | N | N | N |
| Zero lot line (single family courtyard home) | N | L | L | N _L | L | N _L | N | N | N | N | N |
| Manufacturing, equipment, and industrial production | | | | | | | | | | | |
| Concrete product manufacturing / ready mix concrete (excluding extraction / mining) | N | N | N | N | N | N | N | N | C _{UN} | N | N |
| Construction / industrial equipment sales or rental | N | N | N | N | N | N | N | P | P | N | N |
| High impact uses | N | N | N | N | N | N | N | N | N | N | N |
| Light manufacturing & assembly | N | N | N | N | L | N _L | P | P | P | N | N |
| Light manufacturing & assembly w/ retail sales showroom | N | N | N | N | L | N _L | P | P | P | N | N |
| Lumber mill, sawmill, shingle mill, plywood mill | N | N | N | N | N | N | N | N | N | N | N |
| Machine shop | N | N | N | N | N | N | N | L | P | N | N |
| Marijuana Pprocessor | N | N | N | N | N _L | N _L | N _L | N _L | N _L | N | N |
| Plastic injection molding | N | N | N | N | N _L | N _L | N _L | L | P | N | N |
| Sandblasting / cutting | N | N | N | N | N | N | N _L | L | P | N | N |
| Tool and die making | N | N | N | N | N _L | N _L | N _L | L | P | N | N |
| Welding / sheet metal shop | N | N | N | N | N | N | L | L | P | N | N |
| Woodworking / cabinet manufacturing | N | N | N | N | N | N | L | L | P | N | N |
| Woodworking / cabinet manufacturing w/ retail sales showroom | N | N | N | N | L | N _L | L | L | P | N | N |
| General office and professional facilities | | | | | | | | | | | |
| Communications service systems | N | N | N | P _N | P | N | P | P | P | N | N |
| Office | N | CU | P | P | P | P | P | P | P | N | N |
| Medical equipment supply | N | N | N | N | P | N | P | P | P | N | N |
| Research facility / laboratory | N | N | N | P _N | P | N | L | L | P | N | N |

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|---|------------|------------|------------|------------|------------|------------|------------|------------|----------|----------|----------|
| Telemarketing centers / catalog & mail order houses | N | N | N | PN | P | N | P | P | P | N | N |
| Social services | | | | | | | | | | | |
| Community residential facility (6 or fewer residents) - EPF | CU | CU | CU | N | N | N | N | N | N | N | N |
| Community residential facility (7 to 25 residents) - EPF | N | CU | CU | N | N | N | N | N | N | N | N |
| Community treatment facility (8 or fewer residents) - EPF | N | CU | CU | N | N | N | N | N | N | N | N |
| Community treatment facility (9 to 20 residents) - EPF | N | CU | CU | N | N | N | N | N | N | N | N |
| Facilities and Uses | R-1 | R-2 | R-3 | M-1 | M-2 | M-3 | C-1 | C-2 | I | P | O |
| Social services, continued | | | | | | | | | | | |
| Crisis residential center (6 or fewer residents) - EPF | CU | CU | CU | N | N | N | N | N | N | CU | N |
| Crisis residential center (7 to 20 residents) - EPF | N | CU | CU | N | N | N | N | N | N | CU | N |
| Halfway house (8 or fewer residents) - EPF | N | CU | CU | N | N | N | N | N | N | N | N |
| Halfway house (9 to 20 residents) - EPF | N | CU | CU | N | N | N | N | N | N | N | N |
| Secure Community Transition Facility (SCTF, 3 or fewer residents) - EPF | N | CU | CU | N | N | N | N | N | N | N | N |
| Solid waste management and recycling | | | | | | | | | | | |
| Commercial composting storage / processing facility - EPF | N | N | N | N | N | N | N | N | CUN | NCU | N |
| Incinerator - EPF | N | N | N | N | N | N | N | N | CUN | NCU | N |
| Landfill - EPF | N | N | N | N | N | N | N | N | CUN | NCU | N |
| Recycling collection center | N | N | N | N | N | N | N | N | LN | LCU | N |
| Solid waste transfer site - EPF | N | N | N | N | N | N | N | N | CUN | NCU | N |
| Tire salvage yard | N | N | N | N | N | N | N | N | N | N | N |
| Storage, freight, and wholesale facilities | | | | | | | | | | | |
| Outdoor vehicle storage | N | N | N | N | N | N | N | N | CUN | N | N |
| Self-service storage facility (mini storage) | N | N | N | N | N | N | N | N | CUN | N | N |
| Warehouse <u>&and</u> freight movement | N | N | N | N | N | N | P | NP | P | N | N |
| Wholesaling / distribution facility | N | N | N | N | L | N | P | P | P | N | N |
| Utilities and facilities | | | | | | | | | | | |
| Power plant - EPF | N | N | N | N | N | N | N | N | N | CU | N |
| Public utility local distribution facility | CU | CU | CU | CU | CU | CU | CU | CU | CU | CU | N |
| Public utility transmission facility - EPF | N | N | N | N | N | N | CU | L | L | L | N |

Revised Table of Permitted Uses Title 10 Chapter 2 SEPA Review Draft 03-02-17

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|--------------------------------------|---|----|----|----|----|----|----|----|----|----|---|
| Sewage treatment plant - EPF | N | N | N | N | N | N | N | N | N | CU | N |
| Wireless communication antenna array | N | CU | CU | CU | CU | CU | CU | CU | CU | CU | N |
| Wireless communication support tower | N | N | N | N | N | N | N | N | CU | CU | N |